# GLENEAGLE DIVISION IIB PHASE I

PORTION OF THE SOUTH 1/2 SEC. 23, T. 31 N., R. 5 E., W. M. SNOHOMISH COUNTY, WASHINGTON

#### DEDICATION AND CERTIFICATE

Know all men by these presents that WOODLAND RIDGE, A JOINT VENTURE, the undersigned owner, in fee simple of the land hereby platted, hereby declare this plat and certify that the subdivision is made with their free consent and in accordance with their desires. The undersigned dedicate to the City of Arlington for the use of the public forever all streets shown on the plat, Tract E, all sanitary sewer lines and easements constructed or shown on the plat or off the plat, and all water lines and easements constructed or shown on the plat, for any and all public purposes not inconsistent with their use as streets, a sanitary sewer system and a water system, respectively, and also the right to drain all streets over any lot or lots where water might take a natural course after the street or streets are graded. The undersigned waive all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said

witness whereof, we set our hands and seals this  $le^{t}$  day of July.

WOODLAND RIDGE, A JOINT VENTURE

RESTRICTIONS

EASEMENT PROVISIONS

maintaining said sanitary sewer line.

This plat is subject to the Gleneagle Declaration of Restrictive Covenar

Following original reasonable grading of roads and ways hereon, no drainage

water on any lot or lots shall be diverted or blocked from its natural course

The owner of any lot or lots, prior to making any alteration in the drainage

system after the recording of the plat, or prior to connecting time drainage.

Any enclosing of drainage waters in culverts or drains or rerouting thereof

system required as part of any construction of said lot to the existing

so as to discharge upon any public road rights—of—way to hamper road drainage.

drainage system, must make application to and receive approval from the City of

Arlington, for any alteration of or connection to the existing drainage system.

Purchasers of lots within this plat are hereby notified that a school mitigation fee

across any lot as may be undertaken by or for the owner of any lot shall be \_-

of \$941.00 per lot is payable to Arlington School District No. 16. No building

payment has been received in full has been received by the building official.

An easement is hereby reserved for and dedicated to the City of Arlington,

Public Utility District No. 1 of Snohomish County, General Telephone Company of

the Northwest, Inc., and the franchised television cable company, and to their

respective successors and assigns, each on a non-exclusive basis, under and

upon the exterior ten (10) feet of all lots, parallel with the adjoining street

underground conduits, cables, and wires with necessary facilities and other

equipment for the purpose of serving this subdivision and other property with

width of five feet either side of the centerline of each component of the storm

drainage system for the purpose of maintenance, repair or improvement to the

along each sanitary sewer line not located with a dedicated road right-of-way

and to a width of five feet either side of such sanitary sewer line, for the

purpose of installing, constructing, renewing, operating, repairing and

storm drainage system. An easement is hereby reserved for the City of Arlington

electricity, telephone, cable t.v., water, sewer, storm drainage and any other

frontage, in which to install, lay, construct, renew, operate and maintain

utility which is reasonable and necessary for a residential subdivision.

An easement is hereby reserved for and the City of Arlington

along each component of the storm drainage system and to a

permit will be issued until a letter from the school district acknowledging that

recorded under Auditor's File No. 8503250154.

done by and at the expense of such owner.

By. Kajima Development Corporation,

-Joint Venturer

By: \_Artington \_Country-Club, Inc.

\* Examined and approved this 16 day of Acovernoradequacy of the proposed means of sewage disposal and water supply.

Director of Public Works of the

compliance with all terms of the preliminary approval of the proposed subdivision.

Planning Commission

1992 as <u>=</u>to the survey data, the layout of streets, alleys and other rights—of—way, design of----bridges, sewage and water systems and other structures.

PEI/Barrett Consulting Group

Council finds in addition that the plat of Gleneagie—Sector IIB is in conformance with the applicable city zoning and all other land use controls presently in effect.

City Council

City of Arlington

TREASURER'S CERTIFICATE

Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year of 1992 1993. September 30, 1992

A ACCORDANCE WITH RCW 58,08,040. NY PERSON ELCORDINAL DIAT A Shohomish County Treasurer

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ACKNOWLEDGEMENTS

STATE OF WASHINGTON) ss COUNTY OF King ) ss

This is to certify that on the let day of <u>July</u>, 1992, before me, the undersigned, a Notary Public, personally appeared <u>Teruhise Ichihara</u>. the Senier Vice President of Kajima Development Corporation, to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

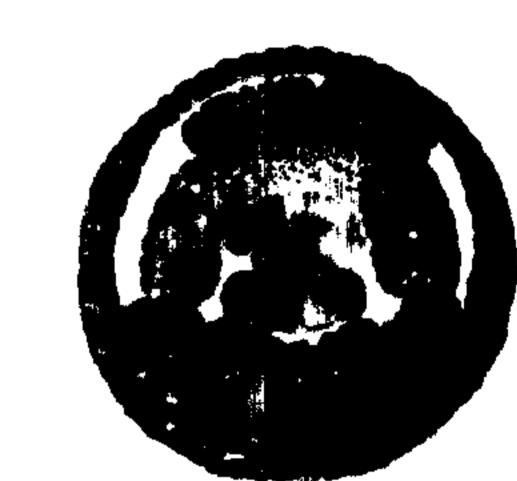
Notary Public in and for the State of Washington Residing at

STATE OF WASHINGTON) ss COUNTY OF King ) ss

1992, before me, the undersigned, a Notary Public, personally appeared George H. Brown, Jr. the <u>President</u> \_of Arlington Country Club, Inc., to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

-Kellim Clark Notary Public in and for the State of Washington Residing at Snohemish





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RECORDING CERTIFICATE

Filed for record at the request of David Evan and Awociates Inc this--30-haday of September, 1992 at 49 minutes past 10:00 Am., and -recorded in Vol. <u>54</u> of Plats, pages <u>G - 16</u> Auditor's File No. 920930 500/ Records of Snohomish County, Washington.

-SURVEYOR'S CERTIFICATE

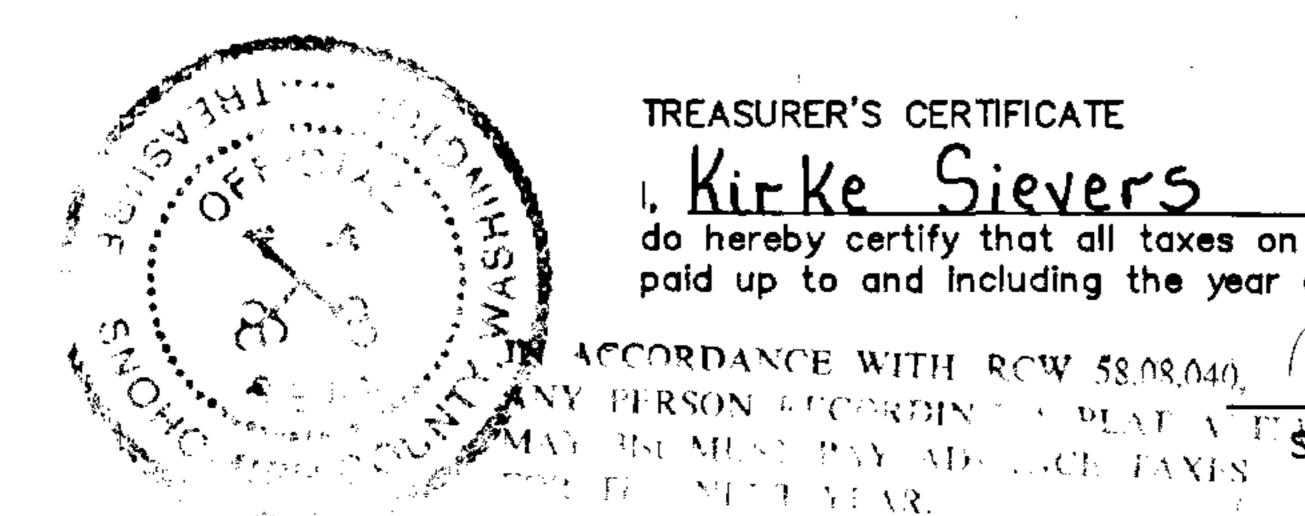
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I bereby certify that the plat\_of\_Gleneagle—Sector IIB PHASE 1 is based upon an actual survey and subdivision of Section 23, Township 31 North, Range 5 East, W.M., as required by state statutes; that the distances, courses and angles are shown thereon correctly; that the monuments shall be set and lot and block corners shall be staked correctly on the ground, that I have fully complied with the provisions of the state and local statutes and regulations governing platting.

Michael G. Mickiewicz Professional Land Surveyor Registration No. 17672 David Evans and Associates, Inc. 415-118th Avenue SE Bellevue, Washington 98005

(206)455 - 3571





### LEGAL DESCRIPTION

THAT PORTIONS OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 3 EAST, WM., SNOHOMISH COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, A CONCRETE MONUMENT WITH NAIL FOUND IN PLACE, THENCE NORTH 00"20"02" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 135.03 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF 172ND STREET NE. AND THE POINT OF BEGINNING, THENCE SOUTH 16"29"49" EAST ALONG SAID NORTH MARGIN 415.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1470.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THRU A CENTRAL ANGLE OF 10"54"57" A DISTANCE OF 280.06 FEET TO A POINT. OF TANGENCY; THENCE SOUTH 87"24"46" EAST ALONG SAID MARGIN 1430 FEET, THENCE NORTH 02'35'14" EAST 10.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 02'35'14" EAST 45.00 FEET DISTANT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE PASSING THRU A CENTRAL ANGLE OF 90"25" A DISTANCE OF TLO2 FEET TO-A POINT OF TANGENCY; THENCE NORTH 03'00'33" EAST 36.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF \$40.00 FEET, THENCE-NORTHWESTERLY ALONG THE ARE OF SAID CURVE, PASSING THRU A CENTRAL ANGLE OF 14"10"18" A-DISTANCE OF 133.56 FEET TO A POINT OF CUSP AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE PASSING THRU A CENTRAL ANGLE OF 19"19"20" A DISTANCE OF 3461 FEET TO A POINT OF - " REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 240.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THRU A CENTRAL ANGLE OF 19"13"54" A DISTANCE OF 80.56 FEET; TO A POINT OF TANGENCY; \_-THENCE SOUTH TI'IS'II" EAST 44.43 FEET TO THE BEGINNING OF A GURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THRU A CENTRAL ANGLE OF 20"04"38" A DISTANCE OF 35.04 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25,00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF --SAID CURVE PASSING THRU A CENTRAL ANGLE OF 86"04"57" A DISTANCE OF 37.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 02"35"14" EAST 88.11 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET, THENCE -NORTHERLY ALONG THE ARC OF SAID CURVE PASSING THRU A CENTRAL ANGLE OF 06"35"43" A DISTANCE OF 25.32 FEET, THENCE NORTH ST'35'59" WEST 61.78 FEET, THENCE NORTH-11'37'22" WEST 19.03 FEET; THENCE NORTH 62'45'27" WEST 66.90 FEET; THENCE NORTH 24"14'40" WEST 480,04 FEET; THENCE NORTH 65"02"12" EAST 100,00 FEET; THENCE SOUTH 24"57"48" EAST 44.00 FEET; THENCE NORTH 65"02"12" EAST 160.00 FEET, THENCE SOUTH 24"37"48" EAST 60,00 FEET; THENCE NORTH 85"22"31" EAST 42,09 FEET; THENCE NORTH 00"50"40" EAST 50.42 FEET; THENCE SOUTH 89"09"20" EAST 100,00 FEET; THENCE SOUTH 00"50"40" WEST 14.67 FEET; THENCE SOUTH 89'09'20" EAST; ISLIA FEET; THENCE NORTH 01'25'12" EAST 13063 FEET; THENCE NORTH 89'00'45" WEST 280.04 FEET; THENCE NORTH 09"54"03" WEST 108.55 FEET, THENCE NORTH 39"27"32" 5AST 97.08 FEET, THENCE NORTH 49"08'05" WEST 177.49 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, FROM WHICH ITS CENTER BEARS NORTH 49'08'05" WEST 270,00 FEET DISTANT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE PASSING THRU A CENTRAL ANGLE OF 03'36'18", A DISTANCE OF 4526 FEET TO A POINT OF TANGENCY; THENCE SOUTH 50"28"13" WEST 36.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 470.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE PASSING THRU A CENTRAL ANGLE OF 25"29'45" A DISTANCE OF 209.14 FEET TO A POINT OF TANGENCY: THENCE SOUTH 15'57'58" WEST 6860 FEET, THENCE NORTH 14'02'02" WEST 100.00 FEET, THENCE SOUTH 15'51'58" WEST SOSAT FEET; THENCE SOUTH 14'02'02" EAST 100.00 FEET; THENCE SOUTH 15 5158" WEST 10.12 FEET, THENCE SOUTH OO'IT'O!" WEST 158.31 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTIONS THENCE SOUTH 8977141" EAST ALONG SAID SOUTH LINE 318.90 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION, THENCE SOUTH 00"20"02" WEST ALONG SAID CENTERLINE 1165.43 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID 172nd STREET NE.

AND THE POINT OF BEGINNING.

## GLENEAGLE DIVISION IIB PHASE I

PORTION OF THE SOUTH 1/2 SEC. 23, T. 31 N., R. 5 E., W. M. SNOHOMISH COUNTY, WASHINGTON

### NOTES AND RESTRICTIONS:

- . A ONE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER WERE USED TO SURVEY THIS SUBDIVISION.
- 2. THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES AS SET FORTH BY WAC 332-130-090.
- ALL NATIVE GROWTH / WILDLIFE HABITAT AREAS SHALL BE LEFT IN A SUBSTANTIALLLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS. NO ADJUSTMENT OF THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS. (EXCEPT AS DEEMED NECESSARY FOR DETENTION.

  MAINTENANCE BY THE CITY OF ARLINGTON.)
- 4. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.
- 5. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 OF THE SNOHOMISH COUNTY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF THE SNOHOMISH COUNTY CODE.
- TRACTS A SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND RECREATION.
- 1. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARLINGTON FOR STORM WATER DETENTION PURPOSES AND APPURTENANCES TOGETHER WITH ASSOCIATED RIGHTS OF MAINTENANCE.
- TRACTS B, C, AND D SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOUNERS
  ASSOCIATION SUBJECT TO RESTRICTIONS AND CONDITIONS DISCLOSED BY NOTES 3, 7, 4 12.
- 9. NO DIRECT VEHICULAR ACCESS FROM ANY LOT IN THIS SUBDIVISION SHALL BE PERMITTED TO GLENEAGLE BLVD.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- PRIOR AP PROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILE OR OBSTRUCTIONS, INCLUDING FENCES ARE LOCATED WITHIN ANY DRAINAGE EASEMENT.
- TRACTS B, C, 4 D ARE SUBJECT TO THE FOLLOWING EASEMENT:
  PRIVATE ROOF AND FOOTING DRAINLINES SHALL BE TIGHTLINED TO AND DAYLIGHTED
  AT-LOT LINES ADJOINING WETLAND BOUNDARIES.
- TRACT E IS DEDICATED TO THE CITY OF ARLINGTON FOR PARK PURPOSES UPON THE RECORDING OF THIS PLAT.
- AN EASEMENT TO SNOHOMISH COUNTY PUD. NO. I EXISTS OVER AN UNDISCLOSED PORTION OF THIS PLAT FOR THE REMOVAL OF DANGEROUS TREES FILED UNDER RECORDING NO.'S ISOISOOMS AND ISO4100161.
- THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY DOCUMENTS UNDER RECORDING NO.'S 2283140 AND 8609080374.
- 16. TRACT F RESERVED FOR FUTURE DEVELOPMENT.



GDOG 30-500/
DAVID-EVANS AND ASSOCIATES, INC. 15-118TH AVENUE SE. 18ELLEVUE, WASHINGTON 98005-206)455-3571

SHEET 2 OF SHEETS

